



**For Sale: 136.51 Taxable Acres, ML
Warren County, near Indianola, IA**



Call 641-333-2705 or visit preferredpropertiesofiowa.com

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Dillard Farms, LLC – Warren Co., IA

136.51 Taxable Acres, ML

Asking Price: \$4,897,200.00

Taxes: \$3,096.00 annually (Warren County Treasurer)

Terms: Cash, Payable at Closing

Possession: Upon Closing

Land Use: FSA shows 138.96 farmland acres, with 115.55 effective cropland acres, and 47.99 acres enrolled in the Conservation Reserve Program (CRP), with the remainder in waterways and timber (Warren County FSA)

FSA Description: Corn Base 66.60, 163 PLC Yield (Warren County FSA)

CRP Description: 47.99 acres enrolled at 148.86 per acre with an annual payment of \$7,144.00 and an expiration of 09/2030. (Warren Co. FSA)

CSR Description: CSR2 – 60.1 (Surety Mapping)

Comments: Brand new listing! Check back for updated comments or give Listing Agent, Curtis Kinker, a call at 641-344-6329 to learn more!

Listing Agent:
Curtis Kinker
641-344-6329

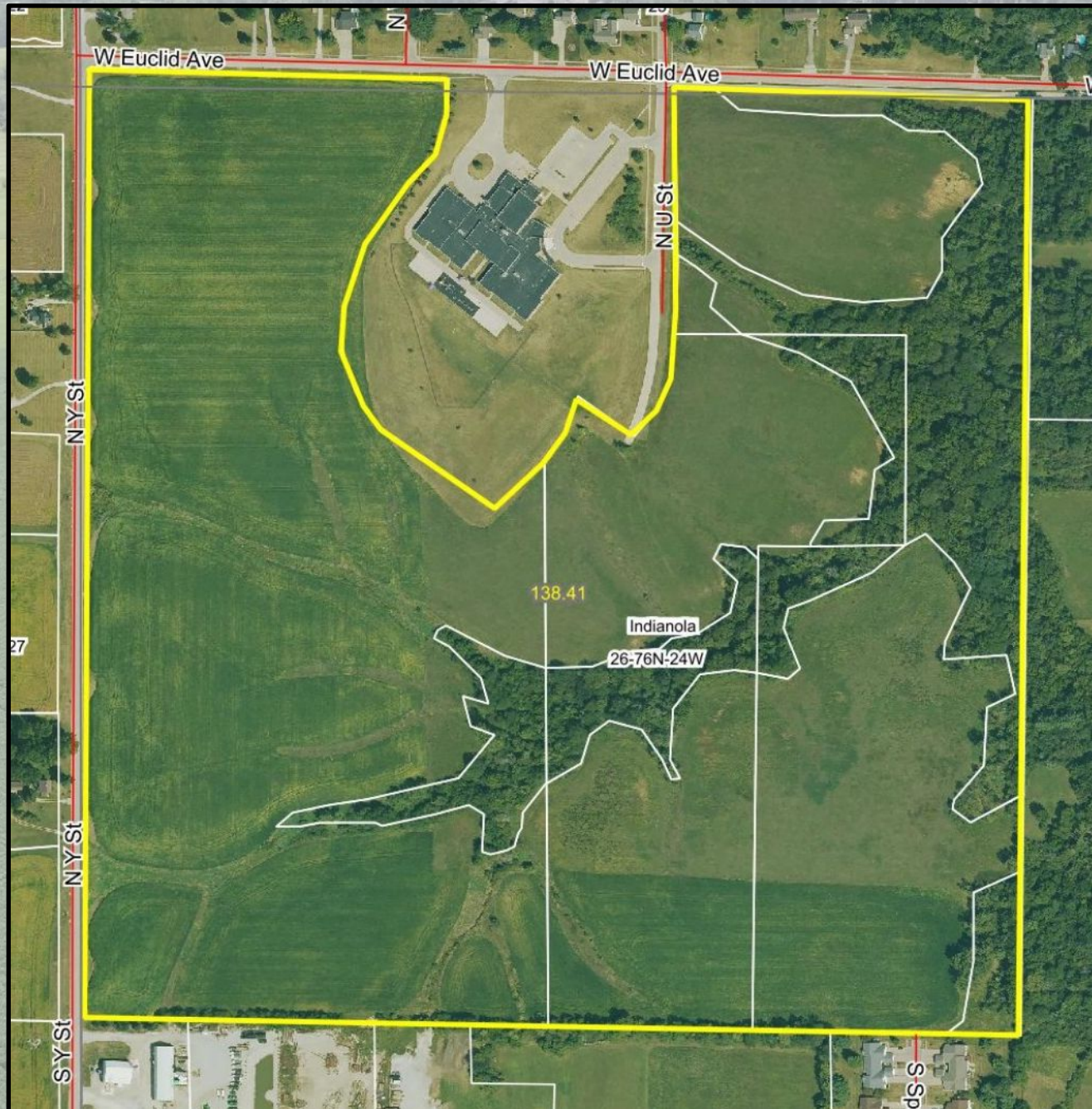


PPI, Inc. Office Location:
500 W. Temple St
Lenox, IA 50851
Dan Zech, Broker/Owner
Brennan Kester, Broker Assoc./Owner
Mark Pearson, Agent/Owner



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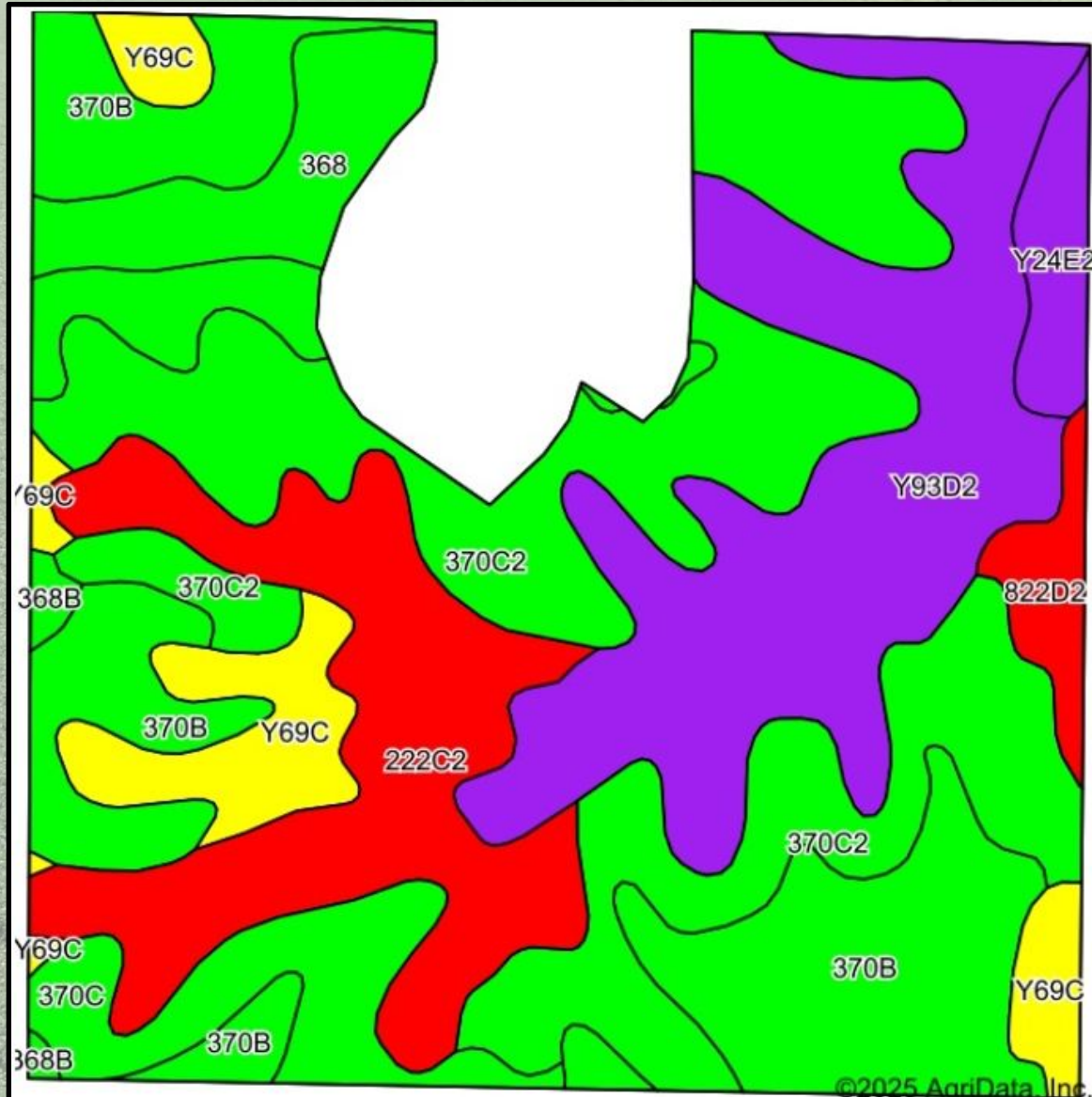
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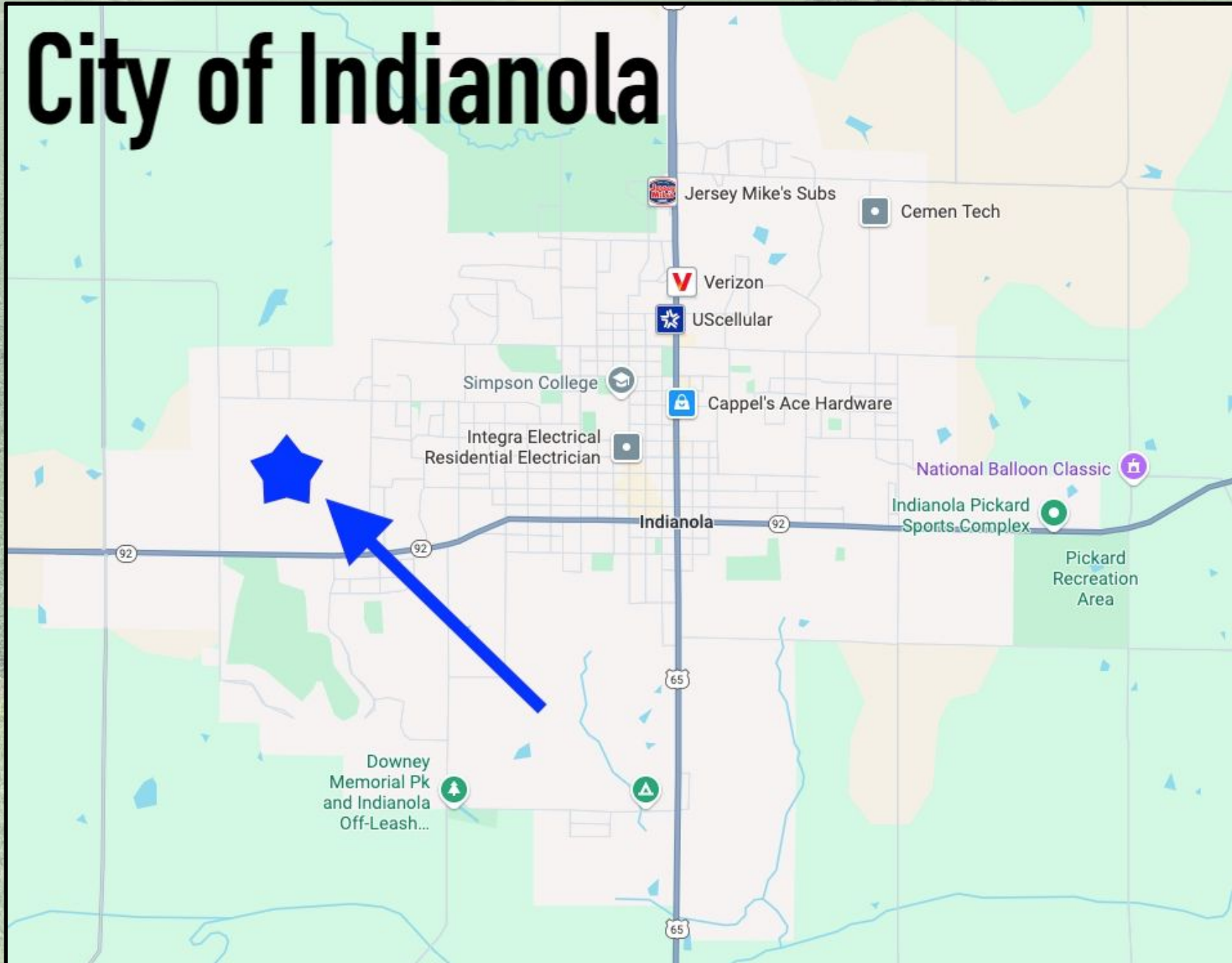
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn Bu	*1 Alfalfa Tons	*1 Soybeans Bu	*1 Bluegrass Tons	*1 Tall Grasses Tons	CSR2**	CSR
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	37.29	27.0%		Ille	204.8	5.7	59.4	3.7	6.1	80	67
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	27.84	20.1%		Ille	0.0	0.0	0.0	0.0	0.0	35	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	27.13	19.6%		Ile	225.6	6.3	65.4	4.1	6.8	91	87
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	19.16	13.8%		IVw	140.8	3.0	40.8	2.5	4.2	28	25
Y69C	Clearfield silty clay loam, dissected till plain, 5 to 9 percent slopes	8.54	6.2%		Illw						59	
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	6.57	4.7%		Ille	209.6	5.9	60.8	3.8	6.3	81	72
368	Macksburg silty clay loam, 0 to 2 percent slopes	5.93	4.3%		Iw	230.4	6.0	66.8	4.1	6.9	93	95
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	2.87	2.1%		IVe	0.0	0.0	0.0	0.0	0.0	35	
822D2	Larmoni silty clay loam, 9 to 14 percent slopes, eroded	2.46	1.8%		IVe	100.8	2.6	29.2	1.8	3.0	10	15
368B	Macksburg silty clay loam, 2 to 5 percent slopes	0.62	0.4%		Ile	222.4	5.8	64.5	4.0	6.7	89	90
Weighted Average					2.89	141.5	3.8	41	2.6	4.2	63.1	..



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City of Indianola

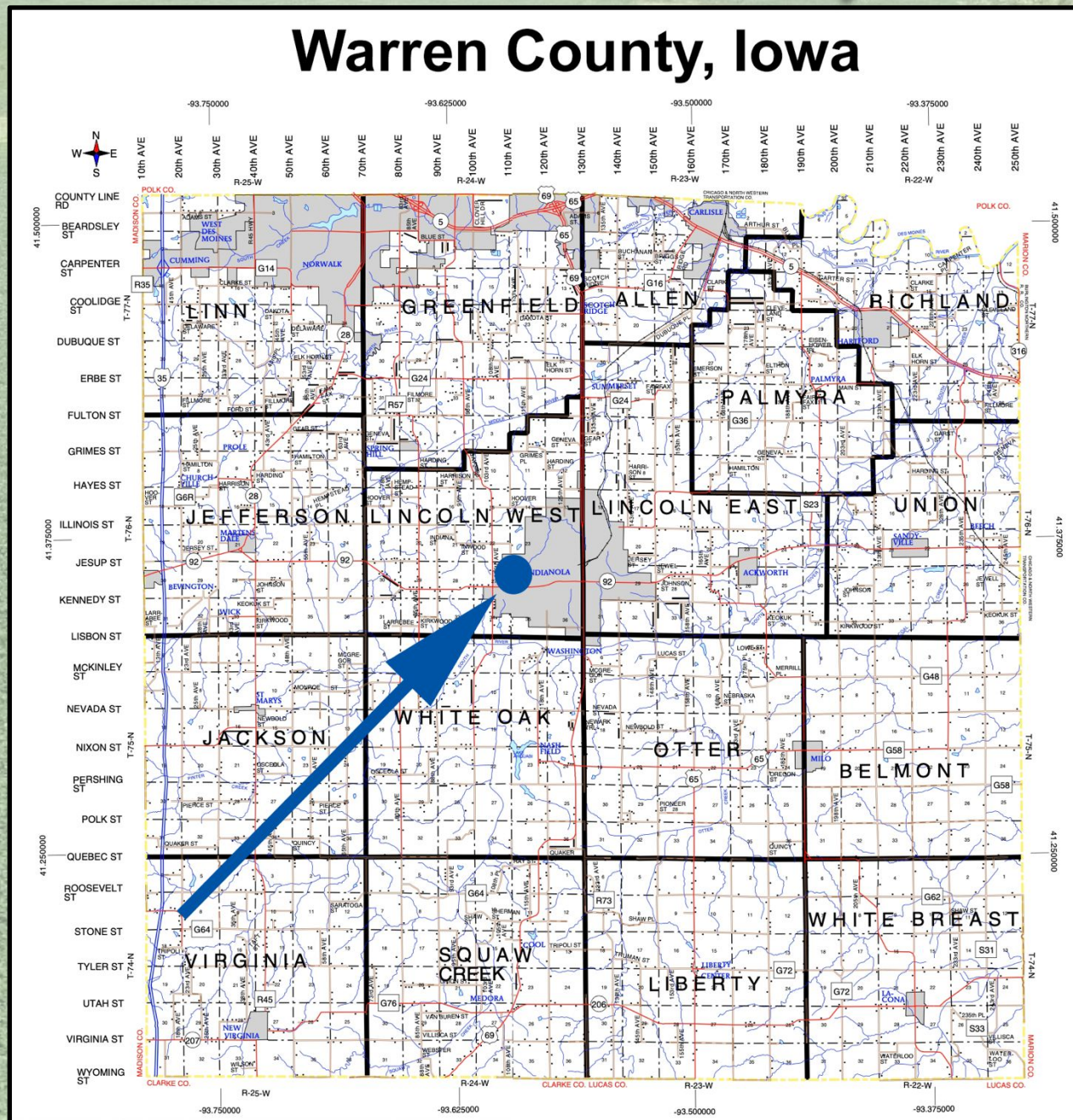




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